

AN ORDINANCE 2014 - 03 - 20 - 0191

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 17.19 acres out of NCB 15826 from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

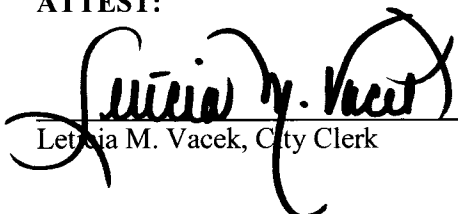
**SECTION 5.** This ordinance shall become effective March 30, 2014.

**PASSED AND APPROVED** this 20<sup>th</sup> day of March 2014.




M A Y O R  
Julián Castro

**ATTEST:**



Letecia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



Robert F. Greenblum, City Attorney

for

<b>Agenda Item:</b>	<b>Z-3 ( in consent vote: Z-2, Z-3, Z-4, Z-5, Z-6, Z-8, Z-9, Z-11 )</b>						
<b>Date:</b>	03/20/2014						
<b>Time:</b>	02:21:32 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE #Z2014075 (District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 17.19 acres out of NCB 15826 located at a portion of the 5200 Block of Eisenhower Road. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Ray Lopez	District 6	x					
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

22014075



FIRM LICENSE NO. 10122300

**FIELD NOTES  
FOR  
A 17.190 ACRE TRACT**

A 17.190 acre tract of land located in the Gertrudes Rodriguez Survey No. 132, Abstract No. 610, New City Block 15826, Bexar County, Texas and being out of the remaining portion of a 443.91 acre tract, conveyed to Neighborhood Revitalization Initiative, Ltd., A Texas Limited Partnership of record in Volume 9513 Page 1815 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a found  $\frac{1}{2}$ " iron rod with plastic cap stamped "Castella" in the southeast right-of-way line of Eisenhower Road, a 120 foot right-of-way and for a northwest corner of Lot 3, Block 2, N.C.B. 17738 of record in the Rosillo Creek Business Park plat of record in Volume 9570 Page 83 of the Deed and Plat records of Bexar County, Texas and a northeast corner of the remaining portion of the 443.91 acre tract;

**THENCE** S  $43^{\circ}52'23''$  W, along and with the southeast right-of-way line of Eisenhower Road and the northwest line of the remaining portion of the 443.91 acre tract, a distance of 1502.67 feet to a point, for the **POINT OF BEGINNING** and the northeast corner of the tract described herein;

**THENCE:** Departing the southeast right-of-way line of Eisenhower Road and into and across the remaining portion of the 443.91 acre tract, the following calls and distances:

- 1) S  $46^{\circ}12'30''$  E, a distance of 889.24 feet to a point, for the east corner of the tract described herein,
- 2) S  $35^{\circ}05'39''$  W, a distance of 678.53 feet to a point, for the south corner of the tract described herein,
- 3) N  $71^{\circ}13'03''$  W, a distance of 369.95 feet to a point, for a southwest corner of the tract described herein,
- 4) N  $46^{\circ}09'04''$  W, a distance of 346.04 feet to a point, for an interior corner of the tract described herein,
- 5) N  $51^{\circ}18'08''$  W, a distance of 135.55 feet to a point, for a westerly corner of the tract described herein,
- 6) N  $43^{\circ}50'56''$  E, a distance of 120.40 feet to a point, for an interior corner of the tract described herein,
- 7) N  $52^{\circ}15'18''$  W, a distance of 7.08 feet to a point, for a point of curvature to the right,
- 8) With a curve to the right having an arc length of 65.57 feet, a radius of 211.00 feet, a delta angle of  $17^{\circ}48'16''$  and a chord bears N  $43^{\circ}21'10''$  W, a distance of 65.30 feet for a point of tangency,
- 9) N  $34^{\circ}27'02''$  W, a distance of 133.83 feet to a point, for an interior corner of the tract described herein, and

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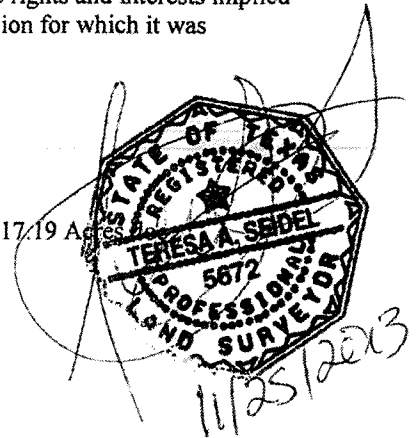
- 10) N 79°27'02" W, a distance of 35.49 feet to a point in a curve in the southeast right-of-way of Eisenhower Road and a northwest line of the remaining portion of the 443.91 acre tract and for the northwest corner of the tract described herein;

**THENCE:** Along and with the southeast line of Eisenhower Road and the northwest line of the remaining portion of the 443.91 acre tract the following calls and distances:

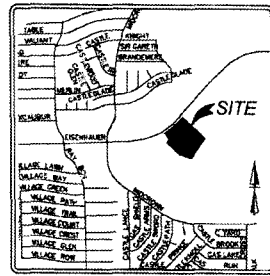
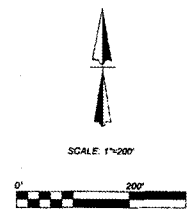
- 1) With a non-tangent curve to the left having an arc length of 494.90 feet, a radius of 2160.00 feet, a delta angle of 13°07'40" and a chord bears N 50°25'18" E, a distance of 493.82 feet to a found ½" iron rod with plastic cap stamped "Castella" for a point of tangency, and
- 2) N 43°52'23" E, a distance of 217.58 feet to the **POINT OF BEGINNING**, and containing 17.190 acres, or 748,814 square feet of land more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying.

"This document was prepared under 22 Sub Section TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Job No.: 12-110  
Prepared by: KFW Surveying  
Date: November 22, 2013  
File: S:\Draw 2012\12-110 Northeast Crossing Unit 17\DOCS\Field Notes 17.19 Acres

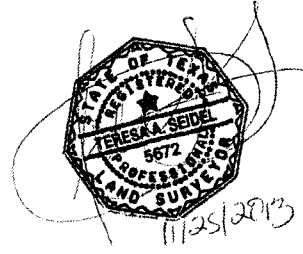
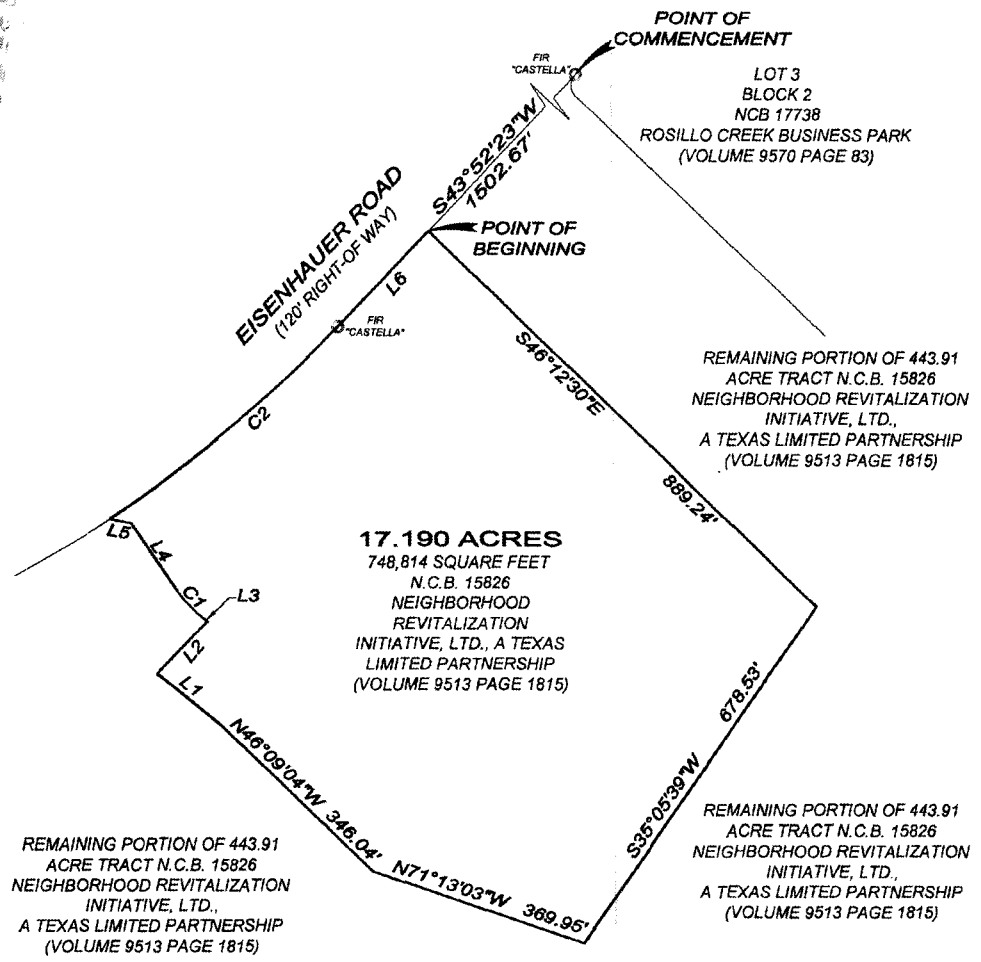


**NOTES**  
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.  
 2. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.  
 3. \*THIS DOCUMENT WAS PREPARED UNDER 22 SUB SECTION TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.\*



LOCATION MAP NOT-TO-SCALE

443.91



LINE TABLE		
LINE	LENGTH	BEARING
L1	135.55	N51°18'08"W
L2	120.40	N43°50'56"E
L3	7.08	N52°15'18"W
L4	133.83	N34°27'02"W
L5	35.49	N79°27'02"W
L6	217.58	N43°52'23"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	65.57	211.00	17°48'16"	65.30	N43°21'10"W
C2	494.90	2160.00	13°07'40"	493.82	N50°25'18"E

FILE: \\p01-2015-110-NORTHCAST CROSSING UNIT (1705)2-110.dwg